



May 6, 2024

BALLOTS COUNTED; NEW OFFICERS ELECTED

On April 18, 2024, the Inspector of Elections, Tom Doty, counted the secret ballots received at the office of Bartlein & Company, Inc., while in front of the Zoom camera. The following are the reported results:

Number of Ballots Received 99

Craig Nicholson	89
Tamara Simmons	59
Colin Smith	69

Each term is for 2 years. Officers are elected annually by the Board.

After the results were announced, the Board elected its own officers and the board members will serve in the following capacity:

		Term Exp.
Craig Nicholson	President	2026
Tamara Simmons	Secretary	2026
Christine Hall	Treasurer	2025
Joe Mora	VP	2025
Colin Smith	At Large	2026

Many thanks to Tom Doty for counting the ballots and thank-you to all who voted and returned their ballots.

BOARD MEETING SCHEDULED VIA ZOOM

The next Board Meeting is scheduled for **May 9, 2024, at 6PM**, via Zoom

<https://ucsb.zoom.us/j/95672538616>

Meeting ID: 956 7253 8616

Passcode: 71139

You can also call by dialing:

+1 669 900 6833 (Hit *6 to unmute)

UPDATE ON RESTORING BLDG 7626; (Tentative Dates Provided)

On May 1, 2024, the City issued a Building Permit for the general contractor, Beachside, to proceed with the repairs. The top priority right now is to put on a new roof over the area around #329 to make it watertight. Hopefully, the roofer can start around May 9th or 10th and be finished (over #329) by, perhaps, May 17th. Once the roof is watertight, interior repairs can start.

Ideally, a meeting between the Association and the 7 affected owners will take place in the next several weeks. Please stay tuned.

Additionally, on May 2nd, the Association received a note from the insurance carrier that a check for the repairs is forthcoming once their required paperwork is completed, notarized and received by them. We are in the process of complying with their request to receive the disbursement. Thank you again for your patience & cooperation. More information to follow.

SPECIAL ASSESSMENT \$270 DUE ON 6/1/24

As a reminder, the special assessment of \$270 will be due on the first part of June. To pay, please make your check payable to BART TRUST and send it to the address below. Please include your unit address on the memo line. Owners on autopay, can have the amount withdrawn from their bank. Please call the # below by June 15th. Payment received after June 30th will be late.



PACKET OF INFORMATION FORTHCOMING

In the future, all unit owners will be sent a packet containing information regarding responsibility of various components (e.g. Utility doors, balcony floorings, plumbing, gas lines, etc.) of the building. Included in this packet will be arguments “For” and “Against” each option. Please be on the lookout for information.

GROUNDS COMMITTEE MEMBERS SOUGHT

The Board is looking for volunteers to form a Grounds Committee. If you are interested, please attend the May 9th meeting via zoom. (See bottom of first page for link.)

**LOCK YOUR VEHICLES;
REMOVE ALL VALUABLES**

One of our owners recently reported of a stranger (male) walking around and trying to open car doors. The Police was called and, apparently, he left before the authorities got there. As a reminder, please lock your vehicles and remove all valuable items that you may have. Having a gate does not necessarily mean that all trespassers or unauthorized people are prevented from entering. Please call the Police if you see suspicious activities (taking a photo or two may help.)

TREE WORK PLANNED (6/3/24 – 6/7/24)

Weather permitting, to be proactive to protect life & property, the Association is planning to do more major work with Eucalyptus trees throughout our complex next month. The work includes the removal or top off the following large Euc trees at:

1. Remove large Euc on the west side of Bldg. 7268;
2. Reduce height of large Euc on the east side of Bldg. 7610;
3. Remove smaller Euc near Bldg. 7610 on edge of draw;
4. Remove one large Euc tree and top 6 Euc at 40% of height on east side of Bldg. 7610;

The work will be performed by Crane's Tree starting June 3rd and is expected to last until June 7th. Notices will be posted in the affected areas. Thank you in advance for your patience and cooperation.

**EMERGENCY WATER SHUT OFF AT POOL
(By Hose Bib & Drinking Fountain)**

If there is ever an *emergency* at the pool area where the water needs to be shut off, there's a valve by the drinking fountain & hose bib that will cut off the water.

**NOTIFY YOUR INSURANCE AGENT
REGARDING HIGHER DEDUCTIBLE**

If you have not done so, please notify your insurance agent that the Association policy has a \$20,000 deductible for water related issues. Please have your coverage adjusted accordingly so that you are properly covered.

**REPORT TO UNION PACIFIC HOMELESS
ENCAMPMENT OR VEGETATION GROWTH**

If you see homeless encampment or overgrown vegetation on the Union Pacific (UP) Railroad side, you can email UP at www.up.com/NotifyUP. You will need to give specific location information. Thank you for your cooperation.

CHECK PLUMBING SUPPLY LINES URGED

To minimize chances of leaking, please take a few minutes to inspect your supply lines underneath your sinks, behind your toilets, washing machine, refrigerator, water softener, etc. Additionally, please check your angle stops (valves to shut off the water to your supply lines.) If they are frozen, you run the chance of not being able to shut off the water to your supply lines in case of an emergency. If needed, please hire a licensed and insured plumber to make those repairs. It is highly recommended that all owners and renters should have appropriate insurance coverage.

**PARKING REMINDER -
REGISTRATION MUST BE CURRENT**

As a reminder, all vehicles at the complex must have current parking stickers...whether you park under the carport or in the open space. All unassigned parking areas (except for the overflow parking lot across from 7602 & 7606) are for 72 hours only. The only “long-term” parking place is located across 7602 & 7606. Violators are subject to be towed at vehicle owner's expense.

**CHECK ASSOCIATION WEBSITE
WWW.EUCALYPTUSGROVE.ORG
FOR INFORMATION**

Please check the Association website for the following topics (listed in alphabetical order:)

Alteration / modification policy

Balconies / patios

Dehumidifiers

Furnace inspection

Governing documents

Hard floors

Insurance review recommended

Mailbox

Maintenance request

Minutes

Newsletters

No short-term rentals

Parking

Pets

Pressure regulators

Quiet hours

Remodeling

Resident Guidelines

Sewer lines

Smoking prohibited

Trespassers

REPORT BURNT OUT LIGHT BULBS

For efficiency's sake, when reporting a burnt-out light bulb, please include all the specific details as to type and location. If it's a light that is in a location that is a bit more difficult to describe, please include a photo. Preferably, a call would be more efficient. Thank you.

ALL EXTERIOR ALTERATIONS REQUIRE BOARD'S PRE-APPROVAL

In order to keep things uniform, all exterior alterations (doors, screen doors, windows, patio flooring and lattice work enclosure, etc.) must have the Board's pre-approval. Otherwise, the Board will ask you to restore the altered item at your own cost or have it done and pass all related costs on to you. If in doubt, make your request known to the Board. To request for consideration, please email your request with specs, photos or plans to the Board, c/o Management, at the address below. Please do so at least 7-10 days before a board meeting. Thanks.

THINKING OF REMODELING?

Unit Interior Modifications should also have prior Board Approval. Unit owners have greater discretion for interior unit modifications and improvements, but any major modification should have prior Board Approval. Remember, certain interior changes are still not allowed. These include items like removing load bearing walls, dividing or combining units, and building usable areas in designated restricted airspace within third-floor units. Adding hardwood flooring should have prior approval to ensure proper insulation and installation procedures are followed to reduce noise issues. As with exterior alterations, interior modifications made without prior Board approval or in violation of Grove regulations will be subject to removal, restoration, and/or further modification at the Board's request and at the Unit Owner's expense.

ASSOCIATION TO REPAIR FAULTY PRESSURE REGULATORS & BILL OWNER

In order to prevent damage to the foundation, seepage to lower units, and wasting of water, the Association will be replacing a faulty (leaking or one that makes loud noise) pressure regulator if it is not dealt within a week or less after a notice is distributed to the unit. All related costs will be passed on to the unit owner.

PATIOS & BALCONIES TO BE TIDY; NOT MEANT AS PLACE FOR STORAGE

As a reminder, your patios and balconies are mainly for patio furniture and not intended to be used as a storage place for items which do not fit inside your unit. Thank you in advance for keeping your home and your building in an attractive condition. Your neighbors will appreciate your diligence.

INSURANCE INFO FOR REFINANCE

If you are refinancing your home loan, your lender may need to obtain an insurance declaration page. You may call

Timothy Cline Insurance Agency at 800-966- 9566 and please follow the prompt (or email to info@clineagency.com).

The Association also carries earthquake insurance with a 5% deductible of the coverage amount (\$36.7M+). A copy of the policy is available upon request. Please discuss with your insurance agent about "loss assessment" coverage.

All renters are strongly encouraged to get renters insurance.

PROBLEMS WITH MAILBOX LOCK?

If you have difficulty working your mailbox lock, you may want to spray some silicone lubricant in the lock. Sometimes, it gets sticky and does not want to turn (or it's because there's a piece of mail that is jammed up against the lock). The Association does not maintain your mailbox lock nor has key to it. You will need to call a locksmith or the Goleta Post Office (805-692-5642).

OWNER CONTACT INFORMATION REQUIRED

As part of the governing documents, all owners are required to provide their current information to the Association. If you move, change your contact information or if you have tenants or new renters, please provide the names, mailing address, telephone #s, email addresses. You can write a note and send it to the Association c/o the address below, fax it to 805-682-4341 or email the info to JamesN@Bartlein.com. Also, to help you in your dealings with lenders, the Association keeps track of the owners / tenants ratio. Please make sure to include the unit address to which you are referring. Thank you.

Please note: According to the CC&R's 3.1.2, if you rent, the rental agreement must be in writing; Association rules must be given to your tenants (check Association website) and the tenants must abide by the rules; if the tenants fail to comply with the Association rules, it shall be a default under the rental agreement.

**BOARD MEETING SCHEDULED;
AGENDA ENCLOSED;**

The next meeting is **May 9, 2024**, at 6PM, via Zoom. (See Previous Page for Zoom Link). If you wish to attend the meeting in person, you can come to the Meeting Room at Bldg. 7610 which is right off the parking lot.

The Board meetings are usually on the 2nd Thursday of the month. All owners are welcome. If you have a specific request for the Board to review, please put it in writing and send it at least 10 days before the meeting (to the address below). The agenda is emailed, posted at the mailbox area and/or posted on the website at least 4 days before. Meeting minutes are also posted on the website.

If you have renters, you are responsible for forwarding the newsletter to your tenants. Thank you.

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